



Flathead County
Planning & Zoning
1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

*Submit this application, all required information, and appropriate fee (see current fee schedule)
to the Planning & Zoning office at the address listed above.*

FEE ATTACHED \$ 2205.00

SUBDIVISION NAME: The Fort

OWNER(S) OF RECORD:

Name: Richard and Nancy Whitiker and Tim and Sherrie Calaway Phone: _____

Mailing Address: 268 Chapman Hill Drive

City, State, Zip: Bigfork, MT 59911

Email: _____

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: Tim Calaway Phone: (406) 270-5440

Mailing Address: 365 Riverbend Rd

City, State, Zip Code: Bigfork, MT 59911

Email: _____

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Sands Surveying, Inc , Attn: Eric Mulcahy Phone: (406) 755-6481

Mailing Address: 2 Village Loop

City, State, Zip: Kalispell, MT 59901

Email: eric@sandssurveying.com

Name: Larsen Engineering Phone: (406) 752-7807

Mailing Address: 1370 Airport Road

City, State, Zip: Kalispell, MT 59901

Email: _____

LEGAL DESCRIPTION OF PROPERTY:

Street Address 135 MT Highway 83

City/State & Zip Bigfork, MT 59911

Assessor's Tract No.(s) 2CC (Tract 2 of COS 12872) Lot No.(s) N/A

Section 13 Township 27N Range 20W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: _____

The Owner/Applicant want to create a subdivision that connects to Bigfork's urban infrastructure such as sewer and water. The Subdivision will create 14 lots that would allow uses commercial and residential as provided by the County B-3 Zoning

Number of Lots or Rental Spaces 14 Total Acreage in Subdivision 10.003 ac
Total Acreage in Lots 9.164 acres (n) Minimum Size of Lots or Spaces 0.328 ac
Total Acreage in Streets or Roads 0.839 ac Maximum Size of Lots or Spaces 1.975 ac
Total Acreage in Parks, Open Spaces and/or Common Areas none.

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family _____ Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial 14 Industrial _____ Planned Unit Development _____
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT: Currently zoned SAG-10 and proposed zoning is SAG-5

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? No.

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$20,000.00 per acre

IMPROVEMENTS TO BE PROVIDED:

Roads: _____ Gravel X Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____

* **Water System:** _____ Individual _____ Shared _____ Multiple User X Public

* **Sewer System:** _____ Individual _____ Shared _____ Multiple User X Public

Other Utilities: _____ Cable TV X Telephone X Electric X Gas _____ Other _____

Solid Waste: _____ Home Pick Up _____ Central Storage X Contract Hauler _____ Owner Haul

Mail Delivery: X Central _____ Individual _____ School District: Bigfork

Fire Protection: X Hydrants _____ Tanker Recharge _____ Fire District: Bigfork Fire

Drainage System: On-site

* **Individual** (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

PROPOSED EROSION/SEDIMENTATION CONTROL: As needed

VARIANCES: ARE ANY VARIANCES REQUESTED? No (yes/no)

(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: _____

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED

BELOW: *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.
2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.
3. The variance will not cause a substantial increase in public costs, now or in the future.
4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.
5. The variance is consistent with the surrounding community character of the area.

APPLICATION CONTENTS:

1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application (*see attached form*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:

**Flathead County Planning & Zoning Office 1035 First Avenue West
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature

3/5/20

Date

Owner(s) Signature (all owners must sign)

3/5/20

Date

Owner(s) Signature (all owners must sign)

3/5/20

Date